

Roof Replacement Regulations in Queensland

What homeowners need to know before replacing, converting or substantially repairing a roof

The practical starting point

A complete roof replacement will usually require building approval. Limited repairs or maintenance may be accepted development only when all conditions in the Building Regulation 2021 are satisfied. A licensed building certifier should confirm the position for the specific property before work starts.

When is building approval required?

Queensland councils commonly advise that building approval is required where roofing work replaces more than 20% of the existing roof area. The underlying legal test is more precise: the accepted-development provisions for repairs, maintenance and alterations are limited and refer to work affecting no more than 20% of the building's structural components of the same type, together with other conditions in Schedule 1 of the Building Regulation 2021.^{[1][2]}

You should obtain advice from a licensed building certifier where the work involves:

- a full or substantial re-roof, rather than a minor localised repair
- changes to roof pitch, height, framing, battens, rafters, trusses or structural tie-downs
- a tile-to-metal, metal-to-tile or other roofing-system conversion that changes loads or construction details
- work on a heritage-listed or character property, or a property affected by a planning overlay
- cyclone-region upgrades, engineered details or grant-program requirements
- asbestos-containing roofing or associated demolition work.

Who confirms the approval pathway?

A licensed building certifier assesses whether building approval is required, checks the applicable building assessment provisions and identifies required inspections and certificates. A roofing contractor can help coordinate documents, but should not be relied on as the only source of approval advice.

Building approval and planning approval are different

Building approval deals with technical construction compliance. Planning approval deals with matters such as heritage, character, overlays, design controls and local planning rules. A project can require one, both or neither, depending on the property and scope. Local council requirements should be checked separately from the building-certification process.^[7]

The rules and technical standards that may apply

National Construction Code

Roof replacement work must comply with the applicable provisions of the National Construction Code and Queensland building legislation. As at July 2026, NCC 2022 remains in force in Queensland until 1 May 2027, when Queensland is scheduled to commence NCC 2025.^[3]

Queensland Development Code

The Queensland Development Code operates alongside the NCC and contains Queensland-specific building assessment provisions. Which mandatory parts apply depends on the building, location and proposed work; it is not accurate to assume that every re-roof automatically triggers every QDC requirement.^[4]

Relevant Australian Standards

The standards relevant to a project depend on the roof material, framing system, wind classification and design. They may include:

AS 1562.1:2018	Design and installation of metal roof and wall cladding.
AS 2050:2018	Installation of roof tiles.
AS 1684.2:2021	Residential timber-framed construction in non-cyclonic areas.
AS 1684.3:2021	Residential timber-framed construction in cyclonic areas.
AS/NZS 1170.2:2021	Structural design actions - wind actions, where applicable.
AS 4055:2021	Wind loads for housing, where applicable.

Metal roof installation should also follow the roofing manufacturer's current fixing, flashing, compatibility and installation instructions. QBCC guidance specifically points contractors to AS 1562.1 and manufacturer specifications for metal roof details.^[5]

Changing roofing materials

Changing from tile to metal, or from one roof system to another, is not best described as an automatic standalone approval trigger in every case. However, it can alter dead loads, batten spacing, tie-downs, framing, drainage, condensation control and detailing. The certifier may require structural information or engineering before approving the work.

Wind classification and cyclone areas

The required fixings, fastener spacing, batten connections, tie-downs, flashings and edge details depend on the site wind classification and roof design. AS 1684.3 applies to residential timber framing in cyclonic areas; it should not be presented as the general timber-framing standard for all of Queensland.

Extra requirements that may affect a roof replacement

Asbestos-containing roofs

Asbestos cement roof sheeting is generally non-friable when intact. In Queensland, removal of more than 10 square metres of non-friable asbestos must be carried out by a business holding a current Class A or Class B asbestos removal licence. Removal of friable asbestos requires a Class A licence. Licensed removal work is also subject to notification, safe-removal and disposal requirements.^[6]

High-pressure water cleaning of asbestos cement roofs is illegal and can spread asbestos contamination. Suspected asbestos roofing should be assessed before drilling, cutting, cleaning or removal.

Heritage and character properties

Heritage or character controls may regulate roof profile, colour, material, finish and detailing. Some like-for-like replacement work may be covered by an exemption, but the conditions must be checked carefully. Brisbane City Council guidance, for example, requires replacement work under relevant heritage exemptions to closely match the original appearance and details.^[7]

Household Resilience Program

As at July 2026, Phase 4 of Queensland's Household Resilience Program is open for eligible owner-occupiers in designated cyclone-risk areas of Central and Northern Queensland. Eligibility includes location and pre-1984 dwelling requirements. Funding is currently 80% of eligible costs up to a maximum grant of \$15,000.^[8]

For an eligible roof replacement under the program, the work must include a full roof replacement and roof-structure tie-down upgrades to AS 1684.3:2021. The program requires certification and completion documentation; partial replacement or replacement without the required tie-down upgrade is not eligible. Work must not begin before written funding approval.^[9]

Before work starts

CHECK Ask a licensed building certifier to confirm whether building approval is required.

CHECK Check council planning, heritage and character controls for the property.

CHECK Confirm that the contractor holds the QBCC licence class required for the scope.

CHECK Identify asbestos before any disturbance and verify the removal licence where required.

CHECK Ensure the quote clearly describes roofing materials, insulation, battens, flashings, tie-downs, drainage, waste removal, approvals and certification.

CHECK Obtain written product and workmanship warranty terms and keep all final certificates.

General information

This guide provides general information only and is not legal, engineering or building-certification advice. Requirements can vary with the property, building classification, location, wind region, roof design and scope of work. Legislation, programs and standards can change. Confirm current requirements with a licensed building certifier, relevant council, QBCC and WorkSafe Queensland before commencing work.

OFFICIAL REFERENCES

Sources consulted for this guide

The following official Queensland sources were reviewed in July 2026. Links are included for readers who need the current legislation, regulator guidance or program requirements.

- [1] Building Regulation 2021 - current Queensland legislation
<https://www.legislation.qld.gov.au/view/whole/html/inforce/current/si-2021-0126>
- [2] City of Gold Coast - roofing repairs and replacement approval guidance
<https://www.goldcoast.qld.gov.au/Planning-building/Building-applications/Domestic-building-works/Do-your-building-work-s-need-approval>
- [3] Queensland Building and Plumbing Newsflash 637 - NCC 2025 commencement delayed
https://www.housing.qld.gov.au/_data/assets/pdf_file/0027/89712/building-and-plumbing-newsflash-637.pdf
- [4] Business Queensland - Queensland Development Code
<https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/q-ueensland-development-code>
- [5] QBCC - Roof flashings and metal roof installation guidance
<https://www.qbcc.qld.gov.au/news/roof-flashings>
- [6] WorkSafe Queensland - asbestos removal licences
<https://www.worksafe.qld.gov.au/licensing-and-registrations/asbestos-removal-and-licensing/which-businesses-are-licensed-to-remove-asbestos-in-queensland>
- [7] Brisbane City Council - heritage and character properties
<https://www.brisbane.qld.gov.au/building-and-planning/getting-started-on-your-project/heritage-properties>
- [8] Queensland Government - Household Resilience Program
<https://www.qld.gov.au/housing/buying-owning-home/homeowners-financial-help/resilience-to-floods-and-cyclones/household-resilience-program>
- [9] Queensland Government - Household Resilience Program roof replacement requirements
https://www.qld.gov.au/_data/assets/pdf_file/0024/473514/roof-replacement-household-resilience-program.pdf

Reviewed: July 2026